



ABSOLUTE
PROPERTY

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**2 Canterbury Court, Luton
LU3 2QY**

£1,200 PCM

Absolute Property are pleased to offer this 2 bedroom maisonette located in the popular Marsh Road area of Leagrave, allowing for easy access to the shops, takeaways, hairdressers and banks as well as being only a short walk to Leagrave train station. Benefits include a through lounge, double glazing and gas central heating. Available early August. Viewing highly recommended to avoid disappointment.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	80	78	78
<p>Best energy efficiency: lower running costs</p> <p>100-109 A</p> <p>81-100 B</p> <p>62-80 C</p> <p>45-61 D</p> <p>29-44 E</p> <p>13-28 F</p> <p>1-12 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very low environmental impact: lower CO₂ emissions</p> <p>100-109 A</p> <p>81-100 B</p> <p>62-80 C</p> <p>45-61 D</p> <p>29-44 E</p> <p>13-28 F</p> <p>1-12 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	